ymd boon Architects & Construction Consultants

Building Survey Report

February 2024

Address	Wilkinsons 1-5 Outram Street Sutton in Ashfield NG17 4BX	**Prepared for**	West Notts College Derby Road Mansfield NG18 5BH
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Condition Survey Report

EXECUTIVE SUMMARY

Instructions were received to undertake a condition survey of the former Wilkinson Store at 1-5 Outram Street, Sutton in Ashfield..

The survey was undertaken in February 2024. A drone was used to inspect high level areas.

A number of significant defects were identified some of which require further investigation. The building has not been maintained for some time. The building suffers from water ingress in a number of areas. Repairs should be undertaken immediately to ensure the building remains water-tight and prevent further deterioration of the building fabric. These repairs will incur significant costs.

Immediate actions include renewing pitched roof coverings to prevent water ingress in second floor stock rooms and eastern stairwell. Urgently replacing all timber windows to eliminate potential safety hazards and prevent water ingress through the defective window frames. Stripping and renewing the flat roof canopy to prevent further damage to the canopy structure and building fabric. Removing and making safe defective concrete cladding panels to southern elevation. Reinstating missing brickwork to southern external wall of original lift shaft.

The condition of the original façade to the southern elevation is also a cause for concern. It is recommended that this element is inspected by a structural engineer and appropriate repairs implemented.

Other repairs will also be required within the short to medium term including, renewal of flat roof coverings to all flat roof areas.

Prior to occupation the building will require a full refurbishment to address disrepair issues relating to the internal finishes and issues with fire compartmentation (fire doors).

The M&E installation is complex and showing signs of deterioration due to age. It is recommended that a M&E engineer is appointed to inspect the aged M&E installation to ensure all maintenance and cost implications associated with the M&E installation are understood.

Rising damp was identified internally to a number of walls. The cause of this rising damp should be investigated and appropriate repairs undertaken.

1.00 INSTRUCTIONS

Instructions were received from West Nottinghamshire College to undertake a pre-acquisition survey of the Old Wilkinsons Store, 1-5 Outram Street, Sutton in Ashfield.

The purpose of this report is to comment on the overall condition of the building fabric in order to provide:

- An assessment of the condition of all building fabric elements;
- Assessment of immediate repair / intervention requirements to address significant disrepair, structural or safety issues;
- An assessment of the costs associated with repair / intervention over a 5 year period;
- Prioritisation of any maintenance and repair works required over a 5 year period.

2.00 SURVEY DETAILS

The survey was carried out on Tuesday 13th February 2024. During the survey the weather was wet and cold.

The property was subject to a visual non-disruptive inspection. Where possible existing access hatches / doors have been used to inspect hidden structural elements. No opening of the structure or service voids was undertaken.

Where potential deleterious materials have been visually identified these are noted in the report. No testing has been undertaken to confirm the presence of deleterious materials.

Roof inspections were carried out using a drone. Roof voids were accessed where safe to do so.

Measurements stated within the schedule of condition and survey report are approximate.

For the purposes of inspection and reporting, elevations are referenced by orientation or 'left' or 'right' assume a viewpoint facing the element, and the front elevation is that which incorporates the principal entrance.

The Condition Survey indicates the various elements of structure, detailing repair work or defects identified. It should be noted that minor repairs are not generally included within this survey as they are deemed to being attended to as a day-to-day issue, i.e, broken windows, faulty window catches etc.

2.01 EXISTING CONDITION GRADING

The condition of each element is assessed, using the following grades:

Category A - Good. Performing as intended and operating efficiently.

Category B - Satisfactory. Performing as intended but exhibiting minor deterioration.

Category C - Poor. Exhibiting major defects and/or not operating as intended.

Category D - Bad. Life expired and/or serious risk of imminent failure.

2.02 PRIORITY GRADING

Once the condition of the building has been assessed, priorities have been allocated according to the seriousness of the condition and the urgency associated with items raised for repair or replacement.

At the request of the client the required repair / intervention works have been identified based on an assessment of repair / intervention works required over the next 5 years.

2.03 COSTS

An estimate was made at the time of assessment regarding repairing or renewing a defective element in accordance with the element priority grading. The costs include for bringing that element up to a new/good condition.

Costs do NOT include: -

- VAT.
- Professional fees, prelims or contingencies.
- Minor day-to-day maintenance (e.g. replacement of locks, broken glass, tap washers, easing doors etc.).
- Minor routine works (e.g. inspection, testing, cleaning, servicing, adjusting, overhauling etc.).

2.04 SCOPE OF THE SURVEY

The Condition Survey is not intended as a full structural survey. No calculations or assessment of the actual loadings have been made.

Every reasonable effort has been made to ensure that the information contained in this survey report is accurate and as comprehensive as was practicable at the time of preparation, given the unfamiliarity of the site. Due to the nature of this non-destructive Condition Survey, it is not reasonably practicable to categorically state whether there are any hidden/concealed defects, or indeed where no access is available there are any defects. We cannot therefore accept liability for loss, injury, damage or penalty caused by omissions or errors contained in this report. The report does not waive the responsibility of the property owner or other persons pertaining to have responsibilities for these premises.

The following items are excluded from the scope of the survey:

- Defects that are hidden, concealed, inaccessible, safe working / access is unavailable, or specialist testing would be required to identify faults.

- No investigations have been made to ascertain the type or condition of the foundations or that no high alumina cement concrete or calcium chloride additive was used in the construction, unless specifically noted.

- We have not inspected parts of the structure which were covered or inaccessible and we are, therefore, unable to report that such parts are structurally sound, free from rot, beetle or other defects.

- Items that are in satisfactory condition and have no identified maintenance requirement.

- Items that fall outside the time scales covered by this report.

- All Mechanical and Electrical assets including, but not limited to, electrical services, mechanical services, data installations, lifts, cranes, compressors and fire alarms.

- We have not allowed for any refurbishment, betterment or improvements to the existing as built standard, unless the item breaches current legislation.

- Where damaged asbestos products have been noticed, these have been noted in the survey. However, this is not an asbestos survey and is based on no more than obvious visual information. No testing of materials has taken place, nor has any construction been opened for inspection. It is, therefore, possible that the building contains asbestos products not described in this report. Whilst experts generally advise that asbestos is not hazardous unless disturbed, it is recommended that a localised refurbishment and demolition asbestos survey be carried out prior to undertaking any building operations which will disturb the existing fabric of the building.

- The survey has not considered the resistance of the building to fire, the operation of extinguishers, and the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered fire compartmentation of the building(s) and the requirements of the Fire Prevention Officer, as these are items dealt with by others and fall outside the scope of our report.

The following areas could not be accessed during the survey:

- Lift shaft interior and machine room (no keys available);

- Roof void above eastern stairwell (no access hatch);

- Roof void above lift motor room (no access hatch);

- Above tongue and groove boarding to underside of original pitched roof;

- Behind fire breaks and fire cladding to structural beams and columns;

- It was not possible to inspect beneath the ground floor slab, the presence of any cellars or construction of the ground floor could not therefore be confirmed.

3.00 GENERAL DESCRIPTION OF THE PROPERTY

1-5 Outram Street is located in Sutton in Ashfield, Nottinghamshire. The property is a disused former shop unit (previously used as a Wilkinsons store up to late 2023).

Historic maps indicate that the property was built at some point in the mid 1930s to the south of Sutton in Ashfield gas works. Subsequent alterations include a wrap around extension to the western and northern elevations, appearing to date from the 1960s and a further extension to the northern elevation appearing to dating from the mid / late 1990s. Evidence suggests that the 1960s extension in part replaced an older section of the building.

The original building is constructed in a traditional style. External walls to the northern, eastern and southern elevations are constructed from brick 1 ½ bricks thick. The wall thickness and bond indicate that no cavity is present. The southern elevation has a glazed shop frontage at ground floor level formed from large glazed windows in aluminium frames interspersed with pilasters finished with glazed tiles. The original building retains a traditional masonry façade at first and second floor level. The façade parapet is not original and has been replaced at some point with a modern brick parapet and concrete copings. 4nr pilasters run the full height of the original building façade, it is assumed that these enclose structural columns supporting steel roof trusses and a hipped roof. Timber purlins span the roof trusses. A tongue and groove board is supported off the top of the purlins. It was not possible to confirm the roof structure above the tongue and groove board however, small openings in the board indicate the presence of timber battens. A series of timber joists have been installed beneath the roof trusses. It appears the primary purpose of these trusses is to support the suspended ceiling grid.

The roof covering is slate with concrete tile ridges and hips. Smaller pitched roofs are located above the eastern stairwell, lift shaft and above a projection to the west of the eastern stairwell. It is believed that this projection housed the original lift shaft. These roofs could not be accessed internally however, failed roof coverings above the original lift shaft have exposed timber roof joists.

The original building houses part of the shop floor at ground floor level and other ancillary spaces, a large stock room and ancillary spaces at first floor level and a large stock room and ancillary spaces at second floor level. The first and second floors are constructed from concrete planks supported off the external walls and mid span from 2nr sets of longitudinal concrete beams supported off concrete columns. It was not possible to inspect beneath the ground floor slab, the presence of any cellars or construction of the ground floor could not therefore be confirmed.

At some point (believed to be during the 1960s) a two storey extension has been built to the west of the original building with a further single storey wraparound area to the north of the original building. Evidence suggests an older structure fronting on to Outram Street may have been demolished to accommodate this new extension. The ground floor of this extension houses the main shop floor with offices and ancillary spaces at first floor level. The 1960s extension is constructed from a steel frame, the northern external walls are clad with brick. A shopfront constructed in the same style as the original building shopfront is located at ground floor level. The southern elevation at first floor level is clad with concrete cladding panels. Roofs are flat roofs with a concrete deck and felt surface. No opening up works have been

undertaken to confirm the presence or depth of any insulation. A parapet approximately 900mm runs along the top of the extension external wall to the southern elevation. This parapet is finished with concrete copings with gaps in the coping line at what is believed to be the top of the steel columns.

A further single storey extension has been constructed to the northern elevation in the early / mid 1990s. This extension is constructed from a steel frame clad externally with red brickwork. A shallow monopitch roof is provided to this extension clad with profiled metal sheeting.

Windows at ground floor level are typically double glazed units in PPC aluminium frames. External doors at ground floor level are generally PPC aluminium with roller shutters to the loading bay and a security shutter to the main shop entrances. At first and second floor level windows are singled glazed in timber frames. Doors are also timber.

Figure 1 – Survey Extents showing approximate ages.

Figure 2 – Southern Elevation

Figure 3 – Rear service yard and eastern elevation (northern end).

Figure 4 – Eastern elevation (southern end).

Figure 5 – Northern elevation (eastern end)

Figure 6 – Northern elevation (western end).

4.00 EXTERNAL INSPECTION

4.01 Roofs:

Pitched Roofs

The main pitched roof above the second-floor stock room is in poor condition. Externally a number of slates are showing signs of physical damage with a number of fractured and damaged slates observed, particularly around the ridge line. A number of slipped slates are resting in the valley gutter to the northern and southern elevations (photos 1, 2, 3 and 4). Two holes are present to the northern pitch where slates have slipped (photo 5). A number of replacement tiles were observed, particularly to the southern pitch. The extent of slipped and damaged slates observed and quantity of replacement tiles indicate possibly nail sickness and that the main pitched roof covering has reached the end of its service life and should be replaced.

There are two redundant roof vents built into the roof line at the western and eastern ends of the roof. The eastern vent has been capped off with a felt covering. The western vent is heavily corroded with holes at all four corners and a missing cover. Due to its condition the vent will be allowing rainwater to penetrate the building fabric (photos 6 and 7).

Where visible the main roof structure appears to be in generally good condition however the timber elements concealed by tongue and groove boarding could not be inspected. Due to the poor condition of the tiled roof covering it is likely that timber elements have been affected by water penetration. Some corrosion was noted at the bearing points between the roof trusses and external walls. Any corroded trusses should be redecorated when the roof covering is replaced.

The smaller pitched roofs are in equally poor condition. Slates are missing above the southern gable end wall of the original lift shaft. The missing slates have exposed timber roof trusses. The visible timber elements are severely rotten as a result of continuous water ingress. The roof void in this area could not be accessed however it is reasonable to conclude that other timber elements within the roof have been affected by water ingress. It is advised that these timbers are exposed and inspected prior to undertaking any roof repairs (photo 8). The mortar fillet between the slate roof covering and external walls has also failed and requires replacement.

An area of slipped and damaged slates is evident to the southern pitch of the roof above the eastern stairwell. Slipped slates are resting in the gutter at the northern pitch of the eastern stairwell roof (photo 9 and 10). A section of flashing is missing between the lower level eastern stairwell pitched roof and lift shaft. The missing flashing should be replaced.

As with the main pitched roofs the roof coverings to the smaller pitched roofs have reached the end of their service life, it is recommended that the slate roof coverings are stripped and replaced. Rotten timber roof trusses to the original lift shaft should be renewed. The roof structure above the eastern stairwell should also be inspected during any repairs as this area could not be accessed during the inspection.

Internally a number of roof leaks are evident, this includes to the centre of the second floor stock room (in line with the defective roof vent) and beneath the southern external wall of the original lift shaft.

Water penetration is also evident at the top of the eastern external wall inside the second floor stock room, top of the northern external wall in second floor stock room and in the eastern stairwell. This water penetration appears to be caused by defective rainwater goods.

The rainwater goods at the change in roof level above the second floor stairwell appear to be either blocked or poorly detailed. Green algae staining on the brickwork surrounding the downpipe indicates that water is draining down the external wall in this location and not into the rainwater goods. This is causing damp penetration into the stairwell (photo 10 and 11).

The valley between the main roof pitch and southern roof pitch is partially blocked with debris. Standing water is evident potentially breaching upstands in the event of heavy rain. Flash band repairs to the lead valley lining indicates that the lead may be reaching the end of its service life (photo 12). Lead upstands appear to be lower than 150mm in a small number of areas, particularly beneath the northern first floor window in the eastern stairwell. Upstands should at least 150mm in height to prevent rainwater penetrating the building fabric.

Damp penetration is evident inside the second floor stock room at the top of the eastern elevation external wall. This damp penetration is due to a poorly aligned gutter joint to the rainwater goods on the western elevation allowing rainwater to discharge onto the top of the external wall. Vegetation growth is also evident to the gutter impeding rainwater flow (photo 13). Internal plaster finishes are blowing where damp penetration is occurring.

Damp penetration is evident to the top of the northern external wall in the second floor stock room. Damp staining is visible to the internal face of the external wall above suspended ceiling level, mould growth is also evident to the timber battens supporting the suspended ceiling grid (photo 14). Beneath the suspended ceiling there is a longitudinal fracture line to the plaster finish, this fracture is not evident externally and does not therefore appear to be a structural issue. It is believed that this fracture is due to water ingress behind the plaster causing the plaster to blow. This damp ingress appears to be due to the unusual gutter detailing in this area. The gutter is located on top of the external wall in this area, as a result of this any blockage or periods of heavy rainfall will cause the gutter to overtop and run directly into the building beneath the eaves. External staining and damage to surface finishes indicate that this gutter is regularly overtopping (photo 15).

Rainwater goods are predominantly cast iron with some modern uPVC replacements. A number of obstructions were observed including vegetation growth and general debris. Defective and open joints between rainwater goods were observed in a number of locations. The downpipe to the north western corner of the original lift shaft is disconnected from the hopper head and needs to be reattached. All rainwater goods should be cleared, cast iron rainwater goods redecorate and open / displaced joints sealed (photo 16).

Photo 1 – Slipped, damaged and replaced slates southern elevation.

Photo 2 – Damaged and new slate courses, western elevation.

Photo 3 – Damaged and slipped slates, northern elevation.

Photo 4 – Slipped slates resting in valley, southern elevation.

Photo 5 – Hole in roof, slipped slates resting in valley, northern elevation.

Photo 6 - Capped off roof vent, eastern end of main roof pitch.

Photo 7 – Heavily corroded and defective roof vent, western end of main roof pitch.

Photo 8 – Missing slates and exposed roof timbers, original lift shaft (note, brickwork defects discussed later).

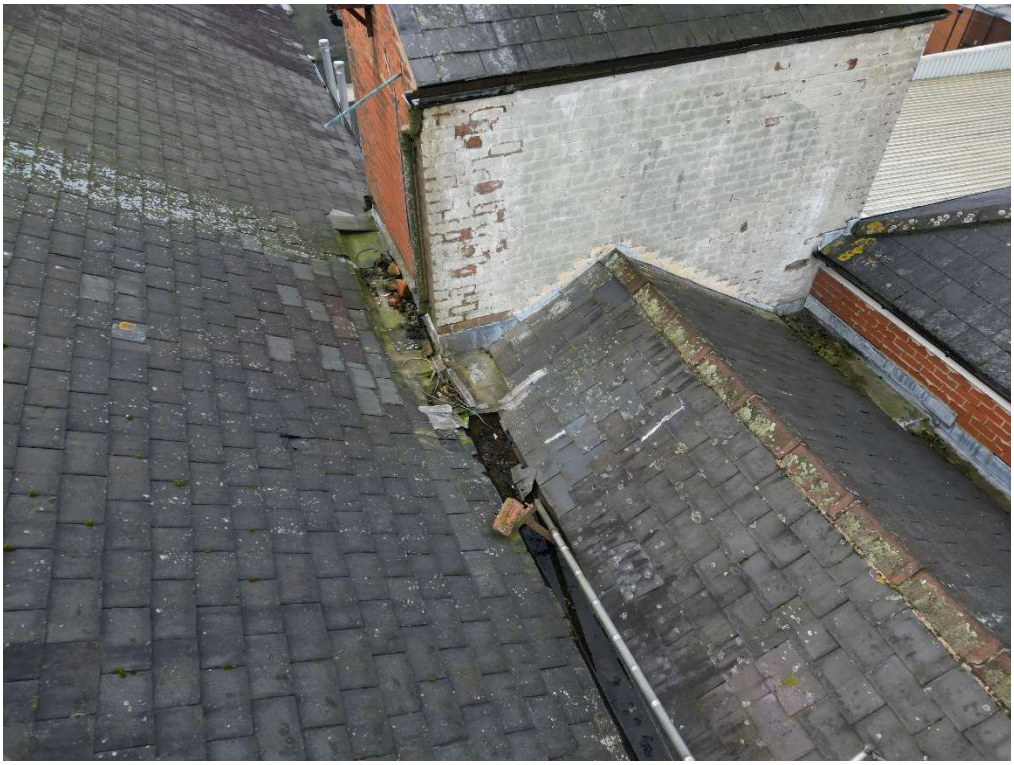

Photo 9 – Slipped and damaged slates, northern elevation of eastern stairwell roof.

Photo 10 – Slipped slates resting in northern gutter, eastern stairwell roof.

Photo 11 – Water penetration, eastern stairwell.

Photo 12 – Standing water and debris, valley between main roof and eastern stairwell.

Photo 13 – Open gutter joint and staining, eastern elevation.

Photo 14 – damp staining above ceiling and fracture to plaster.

Photo 15 – Damp staining to external wall and damage to paintwork.

Photo 16 – Blocked rainwater goods.

Photo 16 – View inside roof structure.

Flat Roofs:

Flat roof coverings are reaching the end of their service life. Significant amounts of standing water are evident to the flat roof at the northern side of the building above the ground floor shop area indicating insufficient roof falls. Standing water will accelerate deterioration of the flat roof coverings (photo 17).

Extensive patch and flash band repairs have been undertaken beneath an external escape stair from a neighbouring property. These repairs indicate past roof defects and water ingress (photo 18). The bitumen felt roof covering is bubbled and ridged in a number of areas. Around the upstands and northern valley gutters these ridges are soft / spongey indicating water ingress between the roof covering and roof deck (photo 19). Evidence of water ingress to the rear of an upstand is also evident at the change in roof level between the original lift shaft and stairwell (photo 20).

Fire exits from the first floor offices exit on to this flat roof. The upstand at the base of the fire doors is less than 150mm in height and doors / frames are severely rotten. The low upstand height and condition of the fire exit doors / frames will be allowing water to penetrate the building fabric (photo 21).

The first floor flat roof is also reaching the end of its service life. Standing water is present indicating insufficient falls. Ridging is present indicating water penetration between roof deck and roof covering (photo 22). The mortar fillet to the upstand at the eastern end of the roof is beginning to break up and should be replaced with a suitable material (photo 23). Damp penetration in the confectionary and fixtures store appears to be due to these upstand defects.

An additional felt upstand has been installed above the original upstand on the western elevation at the joint with the adjoining property party wall. The reason for this additional upstand is unclear but may indicate previous leaks / water ingress. The new upstand is poorly lapped and likely to be ineffective (photo 24).

The internal wall plaster finish is beginning to blow around the steel columns in the training room and managers office (photo 25 and 26). There is a gap in the concrete copings at the column heads, the coping gap has been covered with lapped felt to prevent water ingress. The felt lapping is unlikely to fully prevent water ingress and the plaster disturbance around the columns indicates that this detail has failed in the past (photo 28). The mortar joint beneath the copings has failed in a number of areas and should be replaced (photo 27). Water ingress in the cash admin office is likely to be a result of these defects (photo 29).

As with other flat roof areas, the flat roof above the main stairwell is showing evidence of deterioration due to age and should be replaced (photo 30).

Visible areas of the flat roof decks appear to be in generally good condition with slight spalling and leaching observed at joints between deck panels. The bitumen felt flat roof coverings have reached the end of their service life and will require replacement in the short term. Consideration should be given to stripping the flat roofs and renewing within the next three years.

The profiled sheet clad flat roof above the modern extension at the north of the building is in fair condition. There is evidence of extensive cut edge corrosion at the cladding sheet edges (photo 31) and odd corrosion spots to the roof panels (photo 32). The roof should be coated with a giromax or

similar coating to prevent further deterioration. Damp staining to the northern elevation external wall approximately 6.0m from the right hand side of the rear entrance door indicates potential blocked / defective rainwater goods allowing water to penetrate behind the fascia cladding.

Photo 17 – Standing water to flat roof indicating insufficient falls.

Photo 18 – Flash band / patch repairs beneath escape stair.

Photo 19 – Ridging to flat roof covering.

Photo 20 – Water ingress to rear of upstand.

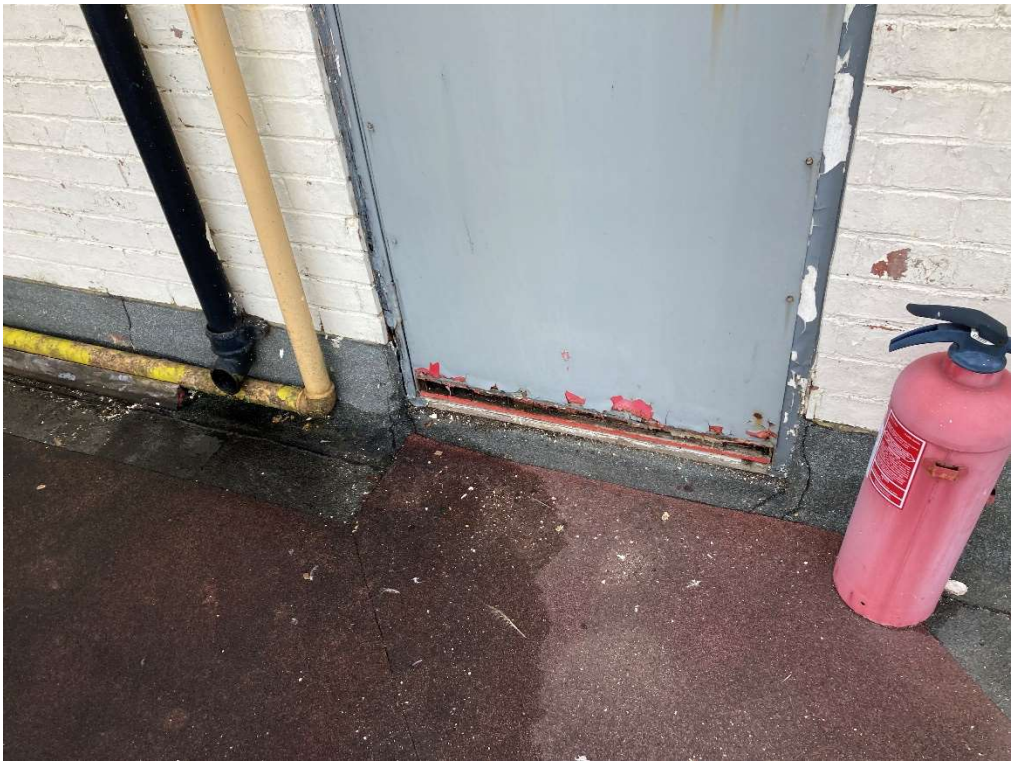

Photo 21 – Upstands at base of fire exit doors.

Photo 22 – First Floor flat roof, standing water.

Photo 23 – Damage to mortar fillet above upstand.

Photo 24 – Western upstand.

Photo 25 – Blowing plaster around steel column (training room).

Photo 26 – Blowing plaster around steel column (training room).

Photo 27 – lapped felt at column heads.

Photo 28 – Lapped felt above column heads.

Photo 29 – Water ingress in cash admin office.

Photo 30 – Flat roof above main stairwell.

Photo 31 – Cut edge corrosion.

Photo 32 – Corrosion spots to roof covering.

4.02 External Walls:

Northern Elevation

The external wall to the northern elevation of the 1990s extension is in good condition with no evidence of structural failure or defects observed. Where ground levels have been raised surrounding the entrance doors the ground levels have breached the DPC however no corresponding damp issues were observed internally.

At first floor level some open joints were observed to the right of the eastern stairwell window as a result of defective rainwater goods discussed previously (photo 33). Small areas of open joints and spalling to the face of the brickwork is evident to the external wall section between the original lift shaft and main stairwell, again this is due to defective rainwater goods (photo 34).

Small areas of spalling and open joints are also evident to the northern external wall above the staff room fire exit doors (photo 35 and 36). Other small areas of surface spalling and open joints are evident throughout the northern external elevation at first and second floor level.

Photo 33 – Open brickwork joints due to defective rainwater goods.

Photo 34 – Spalled brickwork, external wall between original lift shaft and stairwell.

Photo 35 – Spalled brickwork, northern elevation first floor staff room.

Photo 36 – Open joints above staff room, northern elevation.

Eastern Elevation

Defects are evident to the eastern elevation external wall. There is no visible damp proof course to the original wall section with some evidence of rising damp penetration internally particularly around the doors at the base of the eastern stairwell (photo 37). The cause of this damp should be investigated and new DPC injected if necessary.

Extensive deep open joints are evident to the original section of wall open up to 50mm totalling an area of approximately 60%. The mortar joints in this wall should be raked out and repointed with appropriate mortar (photo 38).

At the centre of the 1960s / 70s ground floor extension a door opening has been blocked up. The infill brickwork has not been toothed in to the surrounding brickwork and it was not possible to confirm if the brickwork infill has been adequately tied to the surrounding brickwork using frame ties or similar (photo 39). The lintel above this opening is badly fractured indicating potential corrosion of reinforcement within the lintel causing the surrounding concrete to fracture and spall. The loose concrete should be hacked off and concrete patch repaired (photo 40).

At ground floor level to the southern end of the elevation a shopfront window has been enclosed with timber boarding. The timber boarding is beginning to rot (photo 41). The render above the infilled window is beginning to break up towards the top of the infill area (photo 42). The surrounding masonry above the window opening is heavily weathered (photo 42). The rotten timber elements should be renewed, loose render hacked off and reinstated.

A step fracture is evident at the top southern end of the elevation just below the parapet. The step fracture is open up to 5mm and extends 6nr brick courses. The cause of the fracture is unclear but may indicate slight rotation of the façade / parapet. This should be inspected by a structural engineer at the same time as the façade (see later section). Photo 43.

Deep open joints are evident beneath the gutter leak to the centre of the elevation (photo 44). See previous section regarding the gutter defect.

Photo 37 – Rising damp, base of eastern stairwell.

Photo 38 – Deep open joints to eastern external wall.

Photo 39 – Infilled opening.

Photo 40 – Fractured lintel above opening.

Photo 41 – Rotten timber infill over window.

Photo 42 – Deteriorating render above window opening and weathering to masonry surround.

Photo 43 – Step fracture beneath façade / parapet.

Photo 44 – Small area of deep open joints due to gutter defect.

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Southern Elevation

The original masonry façade is in poor condition and a cause for concern. It is understood that the façade parapet was rebuilt in the mid 2010s due to concerns over its condition. The new parapet appears to be built from brickwork with a rendered finish. The render is failing throughout with extensive crazing to the render and fracturing throughout. All parapet render should be removed and renewed (photo 45).

Hairline fractures are evident to the render finishes to the remainder of the parapet. These fractures generally follow the line of parapet stonework / masonry however fracturing extends into the lintel of the 8th window from the right hand side at first floor level, and external wall beneath the 3rd, 5th, 7th and 12th windows from the right hand side (photo 46, 47 and 48).

Damp penetration is evident internally to the rear of the façade. Whilst the majority of this damp penetration appears to be due to the poor condition of the external windows (discussed later). Damp penetration to the internal face of the wall at first floor level appears to be due to rainwater penetrating the façade, possibly through render defects and open joints (photo 49).

Internally numerous fractures are present to the internal plaster finishes, presumably as a result of water penetration. At first floor level, the pilaster between the 4th and 5th windows from the right hand side shows severe vertical fracturing internally. The extent of this fracturing may be indicative of structural distress and should be monitored.

The render finish is badly degraded above the shopfront canopy upstand for the entire length of the façade. Damage to the render finish is allowing water to penetrate to the rear of the shopfront canopy (discussed later). Damaged plaster appears to be due to rainwater penetrating the render due to splashback from the shopfront canopy and general condition of the façade (photo 50).

Masonry lintels and cills are beginning to erode due to natural weathering with open joints observed between lintel and cill sections. A steel angle has been installed above the 5th window from the right hand side at second floor level. The purpose of this steel is unclear however it may be supporting the lintel (photo 51).

Due to the condition of the original façade it is recommended that a structural engineer is appointed to asses its structural integrity and specify any remedial works required.

The façade to the left hand side of the northern elevation is a newer construction dating form the 1960s / 70s. At first floor level this façade is finished with concrete cladding panels. The cladding panels are beginning to fail as a result of spalling concrete and corrosion of the underlying reinforcement. There is evidence of previous patch repairs to the cladding panels (photo 52). Spalled concrete on other panels has not been repaired exposing reinforcement (photo 53). A number of panels are fractured and breaking up with some concrete debris having fallen from the cladding panels onto the shop front canopy (photo 55). The concrete cladding panels should be removed and replaced with a modern alternative.

A ground floor level a number of loose and displaced ceramic tiles were observed to the shopfront cills and pilasters. These should be hacked off and replaced (photos 56 and 57).

The southern external wall of the new lift shaft has been badly pointed (photo 58) whilst this does not appear to be causing any issues the quality of the pointing is indicative of poor workmanship.

At the rear of the original lift shaft a TV aerial has fallen from the external wall pulling a section of brickwork from the wall. This brickwork should be reinstated.

Photo 45 – Failing render to façade parapet.

Photo 46 – Typical fracturing to façade.

Photo 47 – Typical weathering to façade stonework and reinforcement above window opening.

Photo 48 – General view of original façade showing poor condition.

Photo 49 – Damp penetration to internal face of façade at first floor level.

Photo 50 – Damage to render finish above shopfront canopy.

Photo 51 – Steel above window opening. Note condition of lintels and cills.

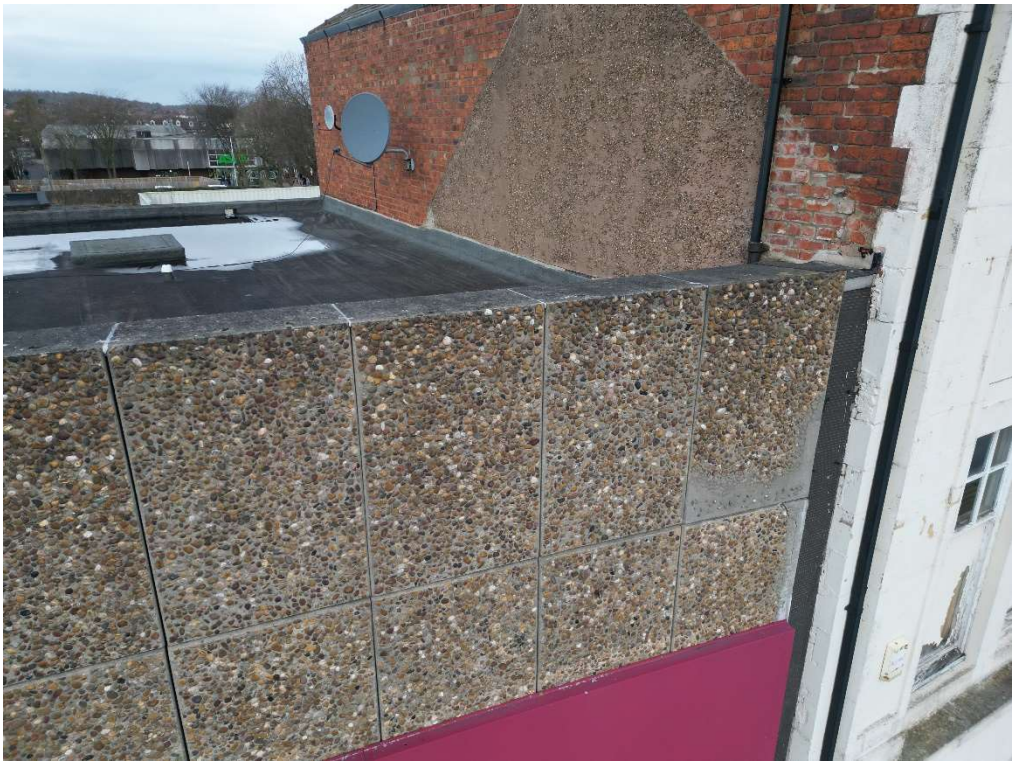

Photo 52 – Patch repairs to concrete cladding panels.

Photo 53 – Spalled cladding panels and exposed reinforcement.

Photo 54 – Patch repaired cladding panels and exposed reinforcement.

Photo 55 – spalled concrete debris.

Photo 56 – Missing ceramic tile.

Photo 57 – Damaged / loose ceramic tiles.

Photo 58 – Poorly pointed wall to northern elevation of lift shaft.

Photo 59 – Missing brickwork, southern elevation of original lift shaft.

Western Elevation

The western elevation external wall is primarily a party wall with the adjacent commercial property. There is evidence of damp at the base of this wall extending from the customer entrance doors to the cleaners cupboard / stairwell. The damp extends between 700mm and 900mm from finished floor level resulting in damage to the internal wall finishes (photo 60). There is corresponding damp above the trolley store at the joint between the ceiling and external wall. The cause of this damp is unclear but it may be partially attributed to the roof flashing / upstand defects discussed previously. Damp at the base of the wall may be rising damp, this damp should be investigated and appropriate treatments applied.

At second floor level the western elevation of the original building appears to be in generally good condition. A small area of loose and displaced brickwork at the left hand side corner requires reinstatement (photo 61).

As with other elevations to the brickwork to the eastern elevation of the original lift shaft and eastern elevation of the main stairwell is showing some evidence of minor spalling and deterioration.

Photo 60 – Rising damp to internal face of wall.

Photo 61 – Loose / displaced brickwork at LHS corner of eastern elevation.

4.03 Shopfront Canopy

The shopfront canopy is in poor condition. The bitumen felt roof covering has failed in a number of areas, particularly to the front of the canopy where the felt roof covering is poorly lapped with the canopy fascia allowing rainwater to penetrate between the fascia and roof covering. The bitumen felt surface is uneven indicating water penetration between the roof covering and deck. Standing water indicates inadequate falls throughout (photo 62 and 63).

Detailing at the joint between the canopy and the adjacent property is very poor likely providing little protection from water ingress (photo 64). The drainage channel to the rear of the canopy in this area is also blocked resulting in standing water and damp penetration around the drainage outlet (photo 65).

The timber soffit panels to the underside of the canopy have been badly affected by water ingress resulting in extensive rot and localised failure. It was not possible to inspect the canopy structural elements however it is reasonable to assume that these have also been affected by continued water ingress. (photos 66, 67 and 68).

The poor condition of the canopy has allowed water to penetrate the building structure. There is evidence of damp penetration and damage to surface finishes around column heads and above the shopfront windows (photo 69 and 70)

The canopy should be completely stripped and new roof coverings, fascias and soffits installed. At the same time the structural elements should be inspected and any affected by water ingress replaced.

Photo 62 – General view of shopfront canopy roof covering showing patch repairs and inadequate falls.

Photo 63 – Further view of canopy roof covering showing inadequate falls and poor condition.

Photo 64 – Poor detailing at joint with adjacent property.

Photo 65 – Damp staining and rot around drainage outlet.

Photo 66 – Rotten and patch repaired canopy soffit.

Photo 67 – Section of missing canopy soffit.

Photo 68 – Rotten canopy soffit.

Photo 69 – Damp penetration internally due to canopy defects.

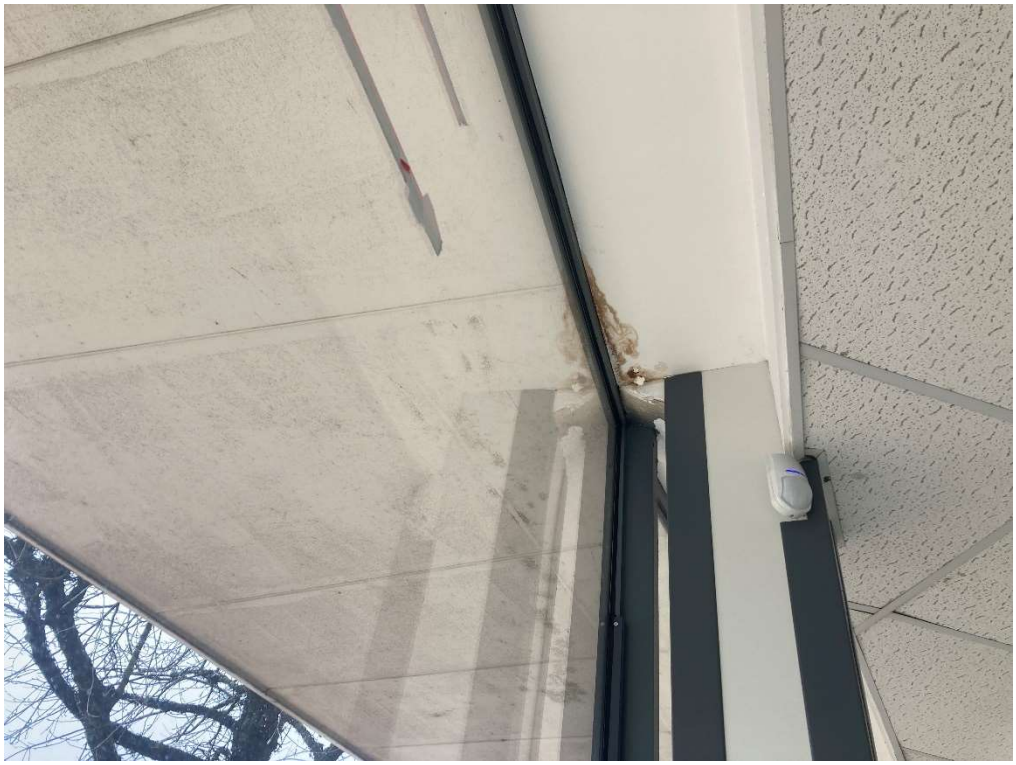

Photo 70 – Damp penetration internally due to canopy defects.

4.04 External Windows and Doors

Modern glazing panels in aluminium frames are provided at ground floor level. These are in good condition however a fractured glazing panel to the left hand side of the main entrance door requires replacement (photo 71). Modern aluminium doors to the remainder of the ground floor are in good condition however roller shutters have not been checked for operation.

The remaining windows at first floor and second floor level are in very poor condition and require urgent replacement. Window frames are badly rotten allowing water to penetrate the building in multiple locations particularly around the first and second floor stock rooms. To the first floor western elevation of the original lift shaft a window frame has rotted to such an extent that glazing has dropped downwards by 25mm leaving a gap at the top of the window opening. There is a real risk that glazing could fall from the first and second floor windows in the eastern elevation into the alleyway below potentially resulting in injuries. The timber windows should be replaced as a matter of urgency (photos 72, 73, 74, 75 and 76).

Timber external doorsets at first floor level are in equally poor condition. Rot to the timber frames is beginning to impede the opening of these doors. The timber doors should be replaced at the same time as the external windows.

Photo 71 – Broken shop front window to LHS of entrance.

Photo 72 – Example of rotten timber window frame, second floor western elevation.

Photo 73 – Further example of rotten windows, second floor western elevation.

Photo 74 – Example rotten windows, southern façade.

Photo 75 – Rotten window, northern elevation first floor.

Photo 75 – Example, internal damp penetration due to rotten window frames.

Photo 76 – Further example, damp penetration due to condition of window frames.

5.00 INTERNAL INSPECTION

Structural Frame

Where visible the structural frame appears to be in generally sound condition. Visible columns in the stock room show some minor impact damage however this is not structurally significant (photo 77). It should be noted that sections of boxing are evident to the tops of the structural columns in the stock rooms and beams spanning between columns. Some of this boxing appears to be Asbestos Insulation Board (photo 78).

Above ceilings most of the visible structural beams have been covered with a plaster type material. It is assumed this is some form of intumescent coating for fire resistance (photo 79 and 80). The presence of this coating limits inspection of the beams and makes it impossible to tell if any historic fire proofing (e.g asbestos) remains beneath the coating.

Internal Doors

Whilst all internal doors are functional and in generally good condition significant deficiencies were observed with the fire compartmentation arrangements. None of the internal fire doors are compliant with modern standards for fire doors, all are missing intumescent strips and smoke seals. A number do not shut properly due to being poorly fitted in the frames or due to defective self closers (photo 81 and 82). The fire doors should be replaced with compliant FD30 door sets.

Internal Finishes

Internal finishes are worn throughout. The wear is commensurate with the age of the building and general lack of maintenance. Floor finishes in the stock rooms are in particularly poor condition with lifting tiles evident on the second floor. These tiles should be tested to confirm whether they contain asbestos (photo 83).

As discussed previously numerous ceilings and internal wall finishes have been damaged as a result of roof and window leaks. These finishes will need to be renewed. A further area of damage is evident on the first floor due to a leaking water pipe (photo 84).

Rising damp is evident to the base of the walls around the new lift shaft and in the adjacent service area.

WCs / Sanitaryware

WCs are provided on the first floor. As with all other areas the WC finishes and cubicle dividers are showing evidence of age and deterioration due to wear. Tiled splashbacks are beginning to fail and laminate cubicle dividers beginning to deteriorate. Whilst serviceable the WCs will require refurbishment to bring them up to modern standards (photos 85 and 86).

Stairs

The main central stairwell to the stock room is not compliant with modern standards due to the presence of open risers. Consideration should be given to infilling the risers.

Photo 77 – Impact damage to structural columns.

Photo 78 – suspected AIB boxing.

Photo 79 – Coating to beam in ceiling void.

Photo 80 – Coating to beam in ceiling void.

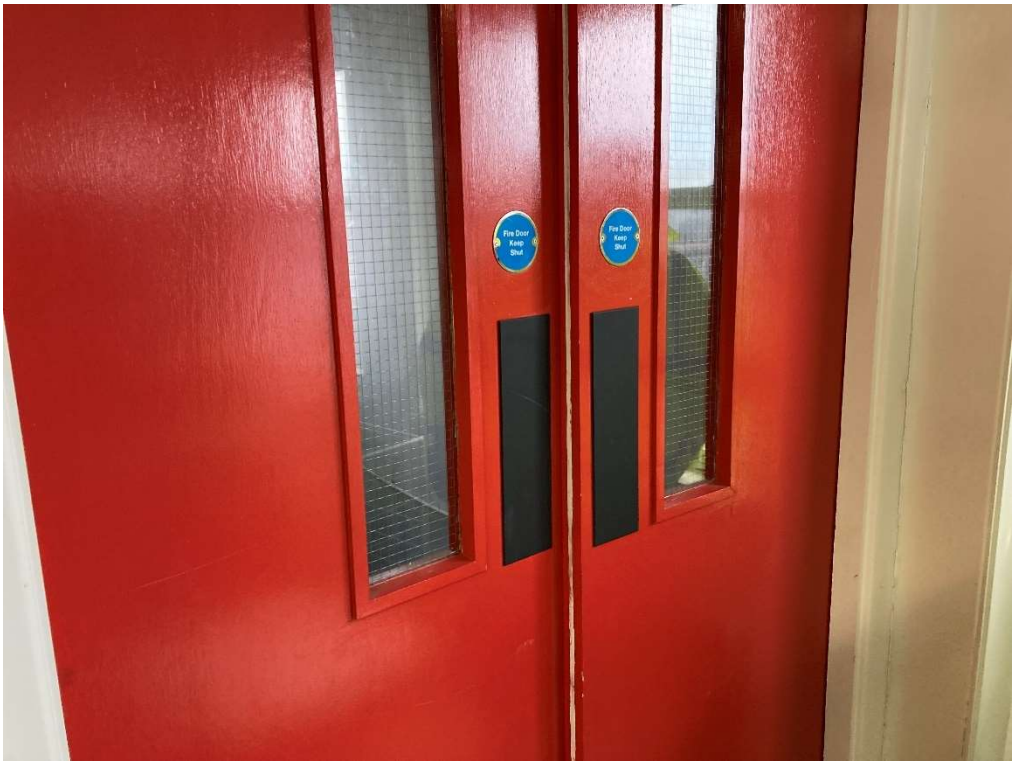

Photo 81 – Poorly fitted fire doors, first floor stock room.

Photo 82 – Missing intumescent strips / smoke seals. First floor stock room.

Photo 83 – Lifting tiles, 2nd floor stockroom. Note potential asbestos content.

Photo 84 – Damage to shop floor ceiling due to leaking water pipe.

Photo 85 – Female WC, typical condition.

Photo 86 – Male WC, typical condition.

6.00 M&E Assets

M&E assets were subject to a visual inspection only.

Heating, cooling and ventilation for the shop floor area and first floor offices is provided by 2nr large roof mounted HVAC units and wall mounted AC condensers. All HVAC plant appears to be over 20 years old and reaching the end of its service life. A water tank appears to be connected to the western HVAC unit. The purpose of this tank is unclear however any roof mounted water tanks carry an inherent legionella risk if not serviced and maintained properly (photo 87).

Gas supplies are present to the large HVAC units. It was impossible to confirm if relevant gas safety checks are in date. A smaller gas fired heater is located in the second floor stock room.

Heating and ventilation ducts are poorly sealed with flash band tape where they enter the building (photo 93).

Hot water appears to be provided by electric point of use water heaters. These water heaters appear to be over 20 years old and are likely reaching the end of their service life (photo 89).

The remains of a sprinkler system is present above the second floor stock room suspended ceiling. It is unclear if this sprinkler system has been properly decommissioned (photo 90).

Light fittings are generally modern fittings operated via PIR. Above the suspended ceilings the wiring installation is untidy and lacks proper containment (photo 91).

The electrical installation appears to be fed through MEMShield panel boards adjacent to the goods lift. The panel boards appear to be 15 – 20 years old. It was impossible to confirm if fixed wire tests are in date.

A large goods lift is provided from ground floor up to first and second floor stock rooms. This lift was not accessed or inspected (photo 92).

Fire and intruder alarms are provided. It was not possible to confirm if these are functional due to the absence of inspection records.

Due to its age and complexity it is recommended that a full M&E inspection is undertaken by a qualified M&E engineer.

Photo 87 – Roof mounted HVAC with adjacent water tank.

Photo 88 – Typical point of use water heater.

Photo 89 – Typical point of use water heater, male WC.

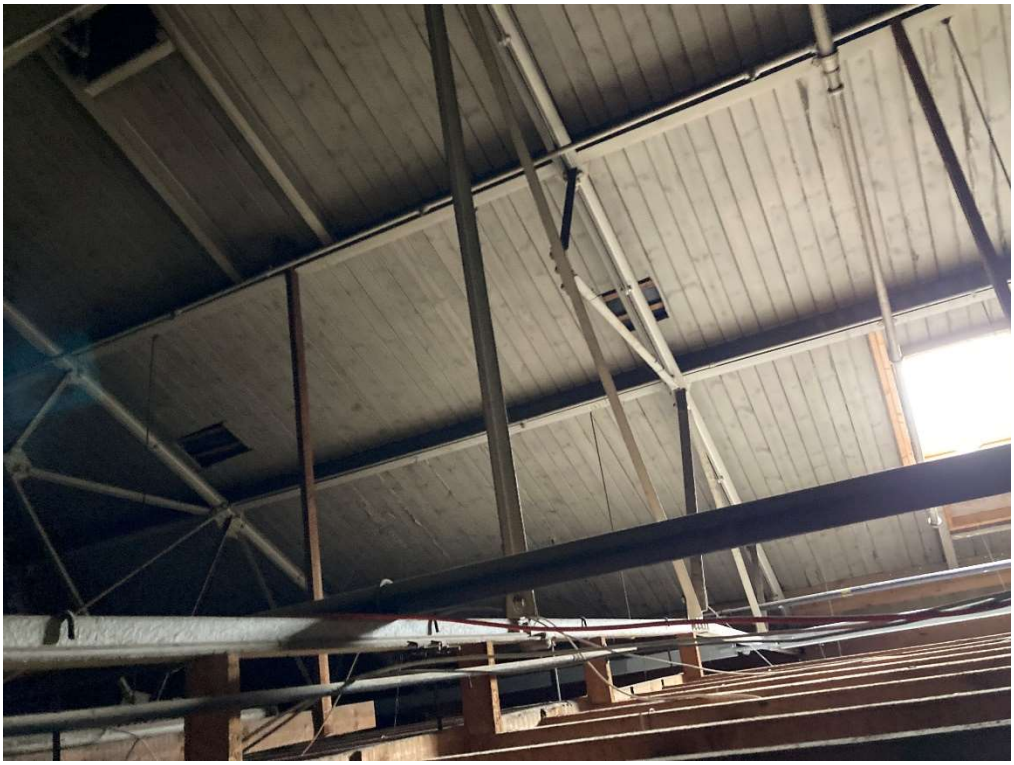

Photo 90 – Remains of sprinkler system.

Photo 91 – Untidy wiring above ceiling void.

Photo 93 – Goods lift.

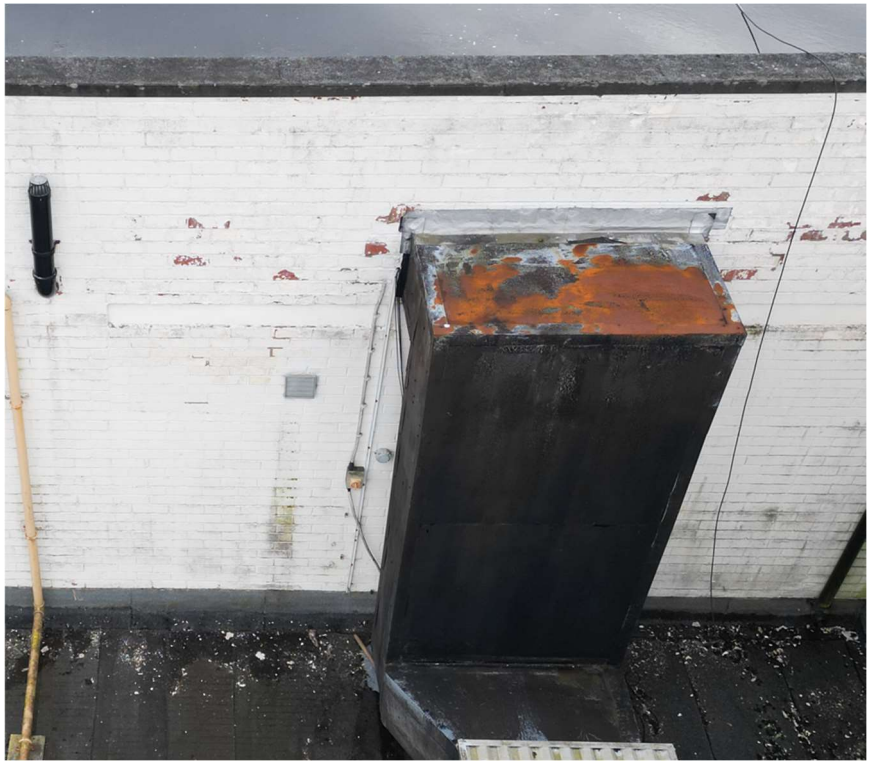

Photo 94 – Poorly sealed heating / ventilation duct penetration.

7.00 Curtilage

A large service yard is located on the northern side of the property. The service yard has been left insecure and is being used for, presumably unauthorised, parking. The yard is also used as a cut through from the rear of the Asda store to Outram Street. The presence of a public right of way could not be confirmed. It is recommended that parking arrangements and rights of way are investigated as part of any purchase (photo 95).

A culverted water course runs to the northern side of the service yard. This water course is not protected by any fencing. If a public right of way does exist across the service yard the risk posed by this water course / lack of fencing should be consider in terms of the Occupiers Liability Act (photo 96).

The service yard surface is formed from a mixture of tarmac and in-situ cast concrete. These are in fair condition other than a ridge at the service yard entrance gate (photo 97).

Photo 95 – Service yard looking east.

Photo 96 – Culverted water course.

Photo 97 – Tripping hazard at entrance to service yard.

8.00 SUMMARY

A number of significant defects were identified during the survey some of which require further investigation. Estimate cost to rectify these defects is shown in section 9.

The following actions should be undertaken immediately to ensure the building remains water-tight and prevent further deterioration of the building fabric:

- Renew pitched roof coverings to prevent water ingress in second floor stock rooms and eastern stairwell;
- Urgently replace all timber windows to eliminate potential safety hazards and prevent water ingress through the defective window frames;
- Strip and renew the shopfront canopy;
- Remove and make safe defective concrete cladding panels to southern elevation;
- Reinstate missing brickwork to southern external wall of original lift shaft;

In the short term the following repairs will be required:

- Renewal of flat roof coverings to all flat roof areas;
- Structural engineers inspection of original façade to southern elevation and associated remedial works;

In the medium term consideration should be given to repointing the eastern elevation external wall, replacing defective ceramic tiles to the shopfront pilasters and general maintenance including clearing and repairing rainwater goods.

Prior to occupation the building will require a full refurbishment to address disrepair issues relating to the internal finishes and issues with fire compartmentation (fire doors).

The following items require further investigation:

- It is recommended that a structural engineer is appointed to inspect the building façade;
- It is recommended that a M&E engineer is appointed to inspect the aged M&E installation;
- Rising damp evident to internal walls requires further investigation and rectification.

9.00 Condition Summary

Element	Sub element	Construction	Description	Condition grade	Priority rating	Comments	Unit	Quantity	Rate	Cost
Roof	Pitched	Slate	Main Pitch	D - Life Expired	Yr 1	Slate roof covering life expired. Strip existing slate roof covering, battens and renew. Cost allows for new battens, slates and insulation.	m2	257	£350.00	£89,950.00
Roof	Pitched	Slate	Original Lift Shaft	D - Life Expired	Yr 1	Slate roof covering life expired. Strip existing slate roof covering, battens and renew. Cost allows for new battens, slates and insulation. Inspect roof timbers and allow for replacement of rotten timbers.	m2	11.5	£350.00	£4,025.00
Roof	Pitched	Slate	Eastern Stairwell	D - Life Expired	Yr 1	Slate roof covering life expired. Strip existing slate roof covering, battens and renew. Cost allows for new battens, slates and insulation. Inspect roof timbers and allow for replacement of rotten timbers.	m2	23.4	£350.00	£8,190.00
Roof	Pitched	Ventilators	Main Pitch - Ventilators	D - Life Expired	Yr 1	Remove life expired roof vents. Trim out openigns and cover with slate matching existing pitch / ridge.	Nr	2	£1,500.00	£3,000.00
Roof	Rainwater Goods	Cast Iron	Generally	C - Major Defects	Yr 1	Clean out all rainwater goods to ensure they remain free flowing. Inspect and seal joints between gutters and downpipes. Refix displaced and damaged sections. Prepare and redecorate	Item	1	£10,000.00	£10,000.00
Roof	Flat	Built up Felt	Ground Floor	C - Major Defects	Yr 3	Strip and renew flat roof coverings.	m2	470	£250.00	£117,500.00
Roof	Flat	Built up Felt	First Floor	C - Major Defects	Yr 3	Strip and renew flat roof coverings.	m2	291	£250.00	£72,750.00
Roof	Pitched	Plastisol Coated Steel	Ground Floor Extension	B - Minor Deterioration	Yr 3	Coat with giromax of similar product to prevent further detrioration.	m2	440	£75.00	£33,000.00
Walls	External	Brick	Northern Elevation	B - Minor Deterioration	Yr 5	Repoint small area of open joints around eastern stairwell window opening.	m2	5	£25.00	£125.00
Walls	External	Brick	Eastern Elevation	C - Major Defects	Yr 1	Rake out and repoint brickwork joints (approx 60%). Hack off loose concrete to face of lintel and repair. Replace render and timber infill to ground floor window opening. Structural Engineer to inspect step fracturing beneath parapet gutter outlet. Investigate and rectify rising damp.	Item	1	£7,500.00	£7,500.00
Walls	External	Cladding_Ext	Northern Elevation	D - Life Expired	Yr 1	Removed spalled / damaged cladding panels and replace with modern alternative cladding.	Item	1	£15,000.00	£15,000.00
Walls	External	Facade	Northern Elevation	D - Life Expired	Yr 1	Structural Engineer to inspect façade for intregrity. Allow £25,000 for repairs arising as a result of this inspection.	Item	1	£25,000.00	£25,000.00
Walls	External	Brick	Western Elevation	C - Major Defects	Yr 1	Investigate and rectify rising damp.	Item	1	£1,500.00	£1,500.00
Roof	Canopy	Built up Felt	Canopy	D - Life Expired	Yr 1	Strip canopy covering, fascias and soffits. Renew. Allow for replacing defective structural elements.	m2	120	£250.00	£30,000.00
Windows and Doors	Windows	Timber	First and Second Floors	D - Life Expired	Yr 1	Remove all lift expired timber windows and replace with modern equivalents.	Nr	37	£1,250.00	£46,250.00
Windows and Doors	Windows	Aluminium	Ground Floor	B - Minor Deterioration	Yr 1	Replace cracked glazing panel.	Nr	1	£900.00	£900.00

Windows and Doors	External Doors	Timber	First and Second Floors	D - Life Expired	Yr 1	Remove and renew timber external doorsets and first and second floor level.	Nr	5	£1,100.00	
Windows and Doors	External Doors	Aluminium	Ground Floor	B - Minor Deterioration	Yr 5	No works.				
Windows and Doors	Internal Doors	Timber	Generally	C - Major Defects	Yr 2	Non-compliant fire doors require replacement.	Nr	14	£1,100.00	£15,400.00
Internal Finishes	Ceilings	Suspended	Generally	C - Major Defects	Yr 2	Replace areas of ceiling damaged by water ingress.	m2	75	£35.00	£2,625.00
Internal Finishes	Floor Finishes	Vinyl	Tile	C - Major Defects	Yr 1	Replace area of damaged tiles to second floor stock room. Check for asbestos content.	m2	1.5	£75.00	£112.50
Internal Finishes	Wall Finishes	Plaster	Generally	C - Major Defects	Yr 1	Hack off and replaster areas damaged by water ingress.	m2	125	£75.00	£9,375.00
Mechanical Services	Generally	Generally	Generally	C - Major Defects	Yr 1	Arrange for specialist M&E engineer inspection.	Item	1	£2,500.00	£2,500.00
Electrical Services	Generally	Generally	Generally	C - Major Defects	Yr 1	Arrange for specialist M&E engineer inspection.	Item	1	£2,500.00	£2,500.00